



43, Clos Y Mametz
Porthcawl, CF36 5DJ

Watts
& Morgan



43, Clos Y Mametz

Porthcawl CF36 5DJ

£725,000 Freehold

4 Bedrooms | 3 Bathrooms | 4 Reception Rooms

An impressive 4 double bedroom detached property. This unique property has been extended to offer flexible living accommodation and has been renovated to an extremely high standard by the current owners offering battery powered solar panels and a hybrid air source heat pump system. Situated in a popular development in Newton, Porthcawl with scenic views over-looking the duck pond. The property is located just a short walk from Newton beach and village amenities and just a short walk from Porthcawl seafront.

Accommodation comprises; entrance hall, lounge, study, WC, open-plan kitchen/dining/living room. Second floor; versatile family room with balcony over-looking the pond. First floor landing; bedroom one with fitted wardrobes and en-suite shower room, second bedroom with en-suite bedroom, 2 further double bedrooms and a family bathroom. Externally offering a private driveway with off-road parking for numerous vehicles, single garage and a private landscaped wrap around rear garden.

Directions

* Porthcawl - 2.0 Miles * Bridgend - 5.4 Miles * Cardiff - 28.0 Miles * Swansea - 24.0 Miles * J37 of the M4 -4.0 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered through a composite front door into the entrance hallway with tiled flooring, a carpeted staircase leads up to the first floor and there is a handy under-stairs storage cupboard. The main living room is a great sized reception room with wood block herringbone parquet flooring, windows over-looking the front and double doors opening out to the rear garden. There is a central feature fireplace with hearth, surround and electric inset fire. The study is a versatile second reception room with ceramic tiled flooring and windows to the front. The ground floor cloakroom benefits from tiled flooring and is fitted with a 2-piece suite comprising of a WC and a wash hand basin with a window to the rear. The open-plan kitchen/dining/living room is a superb space perfect for entertaining with double doors opening out to the rear garden and full length sliding doors opening out onto the rear garden. Benefitting from ceramic tiled flooring, a further composite door opening out onto the front driveway and ample space for both lounge and dining furniture. There is a storage cupboard and a second staircase leading up to the second floor. The kitchen has been fitted with a range of coordinating high gloss wall and base units with complementary work surfaces over with coordinating splash-backs. Integrated appliances include; 4-ring gas hob with stainless steel splash-back and stainless steel extractor hood over, 'AEG' oven/grill, micro-oven, dishwasher, fridge, freezer and washing machine. The second floor family room is suburb versatile room benefitting from recessed spotlighting, carpeted flooring, 2 sets of windows to the front, a large picture window to the side with views over the pond and sliding doors opening out onto a raised balcony with beautiful scenic views over the duck pond. This versatile room has potential to be utilised as an annex.

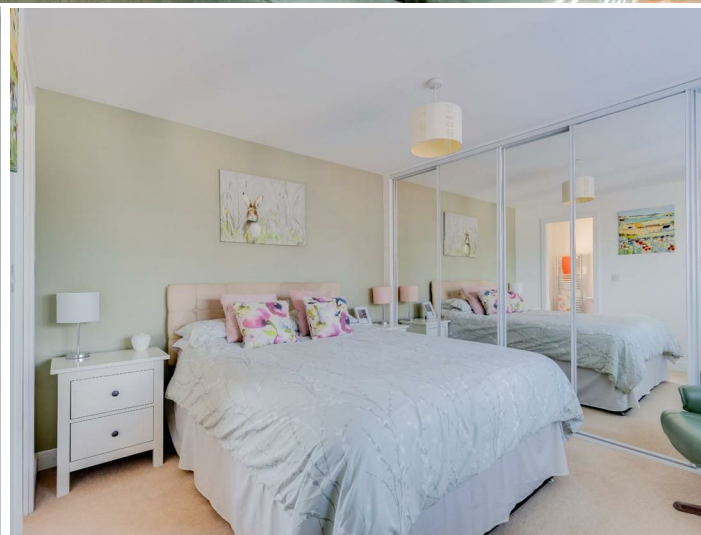
The first floor landing offers carpeted flooring, access to the loft hatch and a built-in airing cupboard. Bedroom One is a spacious double bedroom with fitted wardrobes, carpeted flooring, a window to the side and leads into the en-suite shower room. The en-suite is fitted with a 3-piece suite comprising of a double shower enclosure, wash hand basin and WC. With laminate flooring, tiling to the walls and a window to the side. Bedroom Two benefits from carpeted flooring and windows to the front leading into a second en-suite shower room which is fitted with a double walk-in shower, WC and a wash hand basin. With laminate flooring, tiling to the walls and a window to the front. Bedroom Three is a third double bedroom with carpeted flooring and windows to the rear. The fourth double bedroom benefits from carpeted flooring and windows to the front. The family bathroom is fitted with a 3-piece suite comprising of a panelled bath, WC and a wash hand basin. With laminate flooring, tiling to the walls and a window to the side.

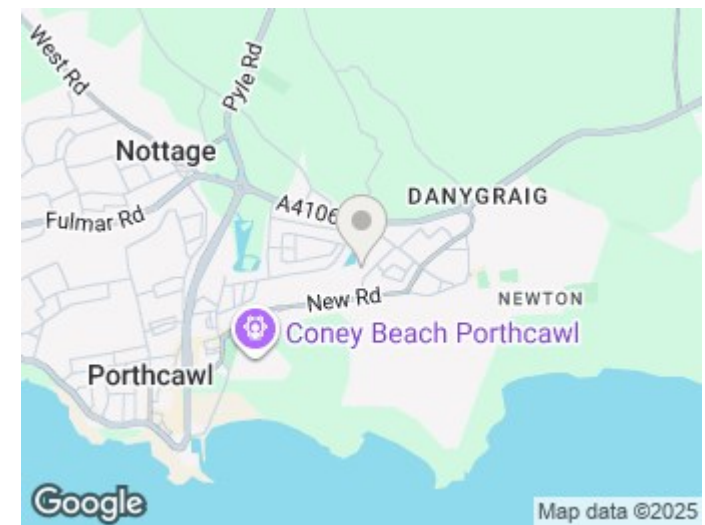
GARDENS AND GROUNDS

Approached off Clos Y Mametz, no. 43 benefits from a generous corner position. There is a private driveway to the side with off-road parking for up to 6 vehicles in front of the single garage, there is an EV car charging point. The garage has a manual up and over door, power supply and a pedestrian door opening out to the rear garden. There is a gate providing side access into a storage area with artificial grass leading around to the rear garden. To the rear is a generous enclosed garden with a spacious patio area perfect for outdoor furniture, the remainder is laid with artificial grass all enclosed via timber fencing. The rear garden benefits from a private aspect with woodland behind and views over-looking the pond.

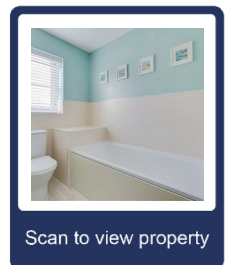
ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'B'. Council Tax is Band 'G'
Battery powered solar panels to remain.
Air source heat pump hybrid system.
Estate Maintenance fees apply.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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